



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

RETAIL UNIT

TO LET

**116 HIGH STREET
BRENTFORD
MIDDLESEX**

LOCATION: The unit is located amongst other retail units on the south side of the High Street. Other retailers in the immediate vicinity include Barclays Bank, NatWest Bank, Greggs, Jenny Burgers, Goddards etc.

DESCRIPTION: The unit offers a double fronted open plan retail space with rear offices and storage areas, plus a WC. In addition, there is a rear yard that is accessed independently from Brent Way.

The approximate net areas are as follows:

Main retail area	759 sq ft	(70.5 sq m)
Rear Storage/office	242 sq ft	(22.5 sq m)
Rear yard area	153 sq ft	(14.2 sq m)
Total:	1,152 sq ft	(107.2 sq m)

USE: A1 retail.

LEASE: Upon application.

RENT: £12,000 per annum exclusive.

RATES: Rateable value: £8,500, rates payable are £4,088.50 (up to 31st March 2010).

LEGAL COSTS: The incoming tenant to be responsible for all legal costs incurred in the transaction.

POSSESSION: Will be given immediately upon completion, after receipt of satisfactory references and completion of legal formalities.

VIEWING: By prior appointment with sole agents VOKINS.

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SUBJECT TO CONTRACT

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Misrepresentation Act 1967

Every care has been taken in the presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.